| 144.0 | 0001 | 0010.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 914,200 / | 914,200 |
| | | | | | USE VALUE: | 914,200 / | 914,200 |
| | | | | | ASSESSED: | 914,200 / | 914,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 145 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | WILSON BRIAN & VANESSA | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 145 NEWPORT STREET | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry | Own Occ: Y |
| Postal: | 02476 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MATIZ ANDRES MARTINEZ & - |
| Owner 2: | MARTINEZ TRACY ANN - |
| Street 1: | 145 NEWPORT STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Clapboard Exterior and 1953 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4473.000 | 466,500 | 4,300 | 443,400 | 914,200 |
| Total Card | 0.103 | 466,500 | 4,300 | 443,400 | 914,200 |
| Total Parcel | 0.103 | 466,500 | 4,300 | 443,400 | 914,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.22 | /Parcel: 468.22

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 93605 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/16/17 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0010.0

!11189!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 466,500 | 4300 | 4,473. | 443,400 | 914,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 452,600 | 4300 | 4,473. | 443,400 | 900,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 452,600 | 4300 | 4,473. | 443,400 | 900,300 | 900,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 350,000 | 4300 | 4,473. | 415,600 | 769,900 | 769,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 350,000 | 4300 | 4,473. | 343,600 | 697,900 | 697,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 350,000 | 4300 | 4,473. | 315,900 | 670,200 | 670,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 350,000 | 4300 | 4,473. | 288,200 | 642,500 | 642,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 336,100 | 4300 | 4,473. | 282,600 | 623,000 | 623,000 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 12:04:28 |

## LAST REV

| Date | Time |
|---|---|
| 08/05/21 | 16:54:04 |
| danam | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 93605 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11189

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MATIZ ANDRES MA | 65711-197 | | 7/10/2015 | | 770,000 | No | No | | |
| FENZEL FREDERIC | 62247-75 | | 7/11/2013 | Chgd>Assmt< | 646,000 | No | No | | |
| | 17504-263 | | 10/1/1986 | | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/12/2021 | 626 | Redo Bas | 25,000 | C | | | | |
| 5/23/2018 | 686 | Porch | 8,200 | C | | | | |
| 7/28/2016 | 1047 | Manual | 2,000 | | 7/28/2016 | | | Replace rear deck |
| 6/28/2016 | 898 | Siding | 27,265 | | | | | |
| 2/1/2016 | 111 | Insulate | 2,100 | | 2/1/2016 | | | Blown in cellulose |
| 7/29/2013 | 1137 | Manual | 8,000 | C | | | | |
| 8/1/1996 | 356 | | 24,000 | | | | | 10X17 KITCHEN ADDI |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/16/2017 | MEAS&NOTICE | HS | Hanne S |
| 1/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 11/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 12/22/1999 | Inspected | 263 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/15/1999 | Measured | 153 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4473 | | Sq. Ft. | Site | | 0 | 80. | 1.24 | 9 | | | | | | | | | 443,353 | | | | | | 443,400 | |

| Total AC/HA: | 0.10269 | Total SF/SM: | 4473 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 443,353 | Spl Credit | | Total: | 443,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 0 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.33627450 |
| Const Adj.: | 0.98980200 |
| Adj $ / SQ: | 171.944 |
| Other Features: | 95000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 488949 |
| Depreciation: | 22492 |
| Depreciated Total: | 466457 |

## COMMENTS

PDAS BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

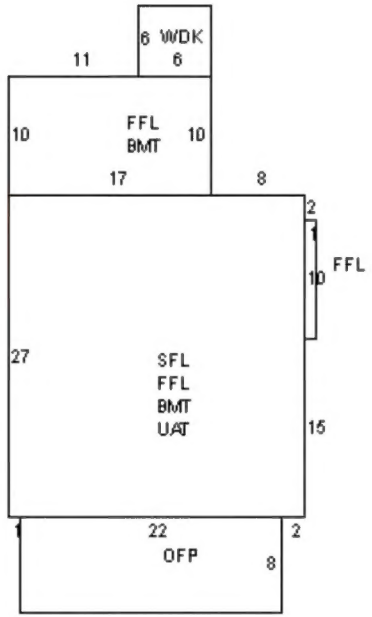
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 189.14 |
| Special Features: | 0 | Val/Su Net: | 169.27 |
| Final Total: | 466500 | Val/Su SzAd | 304.90 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 855 | 171.940 | 147,012 |
| BMT | Basement | 845 | 82.530 | 69,741 |
| SFL | Second Floor | 675 | 171.940 | 116,062 |
| OFP | Open Porch | 176 | 25.610 | 4,508 |
| UAT | Upper Attic | 169 | 68.780 | 11,606 |
| WDK | Deck | 36 | 15.840 | 570 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,756 | | | Total: | 349,499 |
| Size Ad | 1530 | Gross Area | 3262 | FinArea | 1953 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 50 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 144.0-0001-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | GD | 1927 | 25.42 | T | 30 | 101 | | | 4,300 | | | 4,300 |

| More: | N | Total Yard Items: | 4,300 | Total Special Featues: | | Total: | 4,300 |
|---|---|---|---|---|---|---|---|